

# Property planning report

28 ELIZABETH Street, Melbourne, VIC, 3000

11\PS617983 • 356 m<sup>2</sup> • Melbourne

PLANNER REPORT

**Site plan & dimensions**



A diagram of a rectangular plot of land, tilted slightly. The plot is shaded light blue and has a dark blue border. A dark blue box with white text '356 m<sup>2</sup>' is centered on the plot. To the right of the plot is a north arrow pointing upwards, labeled 'N'.

Boundary & dimensions from Vicmap Property. Indicative only — not a registered survey; not for legal boundary purposes.

## At a glance

Land area	356 m <sup>2</sup> (cadastre)
Approx. dimensions	22.6 × 15.8 m
Lot / Plan	11\PS617983
Zone	CCZ2 — Capital City Zone - Schedule 2
Council	Melbourne
Postcode	3000

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## 1 Site Summary

Address	<b>28 ELIZABETH Street, Melbourne, VIC, 3000</b>
Lot Reference	11\PS617983
Site Area	356 m <sup>2</sup> Source: Vicmap Property · guide only — verify with a surveyor before reliance
LGA	Melbourne
Tenure	<b>Freehold Title</b>
Zone	<b>CCZ2</b> — Capital City Zone - Schedule 2 (activity_centre)
planning scheme	Melbourne Planning Scheme
Heritage	Yes — 1 item
Environmental Overlays	3 overlays applicable
Contamination Status	<b>3 contaminated site(s) within 500m</b>
Victoria Planning Provisions Count	0
Total Obligations	13 (prohibition: 1, structural: 2, condition: 2, requirement: 2, obligation: 5, threshold: 1)
Population Context	9,848 persons, density 12279/km <sup>2</sup> , 2.1 persons/dwelling (s7.11 contribution basis)
Composite Scores	Regulatory complexity: 100/100 — Amenity: 49.8/100

## 2 Zoning & Permissibility

### CCZ2 — Capital City Zone - Schedule 2

Category: activity\_centre | Instrument: Melbourne Planning Scheme

## 3 Development Standards

Control	Value	Source	Notes
<b>Maximum Building Height</b>	9 m	Clause 43.02 (DDO1)	Maximum building heights in VIC are typically set by Design and Development Overlay schedules (Clause 43.02) or zone-specific provisions. Exceeding a discretionary maximum requires a planning permit that demonstrates compliance with the schedule's design objectives. Mandatory maximums require a scheme amendment.

## 4 DA Preparation Checklist

### Planning permit application — preparation

A planning permit application is lodged with Melbourne under the Planning and Environment Act 1987 (VIC). Standard requirements are a completed application form, a current copy of title, and a set of plans. The overlays affecting this lot trigger the following additional information and referrals:

Overlay	Information required	Referral authority
Design and Development Overlay	Design response addressing the Design and Development Overlay schedule's built-form requirements (Clause 43.02).	—
Heritage Overlay	Heritage impact statement; a permit is required for demolition and works affecting significance (Clause 43.01).	—

Some low-impact classes may qualify for the streamlined VicSmart pathway (VPP Clause 62 (Uses not requiring a permit) and the VicSmart streamlined permit class (Clause 71.06)). The responsible authority decides against the decision guidelines at Clause 65 and the relevant zone and overlay decision guidelines.

## 5 Applicable Controls

### Building Height (1 obligation)

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Maximum building height 9.0 m  
The maximum building height permitted under DDO1 within Central Melbourne is 9.0 metres.

### Design & Built Form (6 obligations)

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Integrate and contribute to street hierarchy context

To ensure that development integrates with, and makes a positive contribution to, its context, including the hierarchy of main streets, streets and la...

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Promote legible, walkable pedestrian environment

To ensure that development promotes a legible, walkable and attractive pedestrian environment.

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Strong relationship of internal layout to public realm

To ensure that the internal layout including the layout of uses within a building has a strong relationship to the public realm.

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Visually interesting, human-scaled, safe public realm edge

To ensure that development provides a visually interesting, human scaled and safe edge to the public realm.

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Active frontage requirement  
Development must provide active frontages within Central Melbourne under DDO1.

+ 1 more obligation in this category

### Heritage (3 obligations)

**DCP Melbourne Planning Scheme** · Cl. 43.01 / Schedule HO506 · Demolition permit required — Flinders Lane Precinct (HO506)

Demolition of buildings or works on 'Flinders Lane Precinct' (HO506) requires a planning permit under Cl. 43.01-1.

**DCP Melbourne Planning Scheme** · Cl. 43.01 / Schedule HO506 · Heritage place: Flinders Lane Precinct (HO506, melb)  
Heritage Overlay HO506 (melb) applies to 'Flinders Lane Precinct' (precinct significance). Permit required for buildings, works, demolition, and exter...

**DCP Melbourne Planning Scheme** · Cl. 43.01 / Schedule HO506 · External paint controls — Flinders Lane Precinct (HO506)

External paint colour changes to 'Flinders Lane Precinct' (HO506) require a planning permit under Cl. 43.01.

### Prohibited Uses (1 obligation)

**DCP Melbourne Planning Scheme** · Zone CCZ Section 3 catch-all · Catch-all: any other use prohibited in Zone CCZ (melb)  
Any use not listed in Section 1 or Section 2 of Zone CCZ (melb scheme) is prohibited (Section 3 catch-all under Cl. CCZ-2).

### Scheme Structure (2 obligations)

**DCP Melbourne Planning Scheme** · Schedule DDO1 (Schedule 1 to Cl. 43.02) · DDO1 - Urban Design in Central Melbourne structural root

Schedule 1 to the Design and Development Overlay (DDO1) applies to Urban Design in Central Melbourne and establishes design and development objectives...

**DCP Melbourne Planning Scheme** · Schedule 2 to Schedule 2 to Cl. 37.04 · CCZ2 (Schedule 2 to Schedule 2 to Cl. 37.04) — applies in melb

Schedule 2 to Cl. Schedule 2 to Cl. 37.04 (CCZ2) applies to land in melb scheme. Schedule name: CAPITAL CITY ZONE.

0 of 13 obligations are qualitative (require professional judgment rather than numerical compliance).

## 6 Heritage & Environmental

### Heritage Items (cl. 5.10)

Item ID	Name	Significance	Type	Clause
HO506	HO506	local	Heritage Overlay	Clause 43.01 (Heritage Overlay)

### Environmental Overlays

Overlay	Classification	Clause	Implication
Design and Development Overlay	Design and Development Overlay	Clause 43.02	This land is within a Design and Development Overlay (VPP Clause 43.02). The schedule sets discretionary controls — typically maximum building height plus setback and design requirements.
Heritage Overlay	Heritage Overlay	Clause 43.01	This place is included in the Heritage Overlay (VPP Clause 43.01). A planning permit is required for buildings, works, demolition, and many minor changes that affect heritage significance. State-level Victorian Heritage Register listings under the Heritage Act 2017 carry additional Heritage Council controls.

Overlay	Classification	Clause	Implication
Parking Overlay	Parking Overlay	Clause 45.09	This land is within a Parking Overlay (VPP Clause 45.09). Car-parking provision and (for some schedules) financial contributions may differ from the default Clause 52.06 rates.

#### Nearby EPA Contaminated Sites (3 within 500m)

- 433-455 Collins St, Melbourne Vic 3000 433-455 Collins St — Environmental Audit (398m)
- 433-455 Collins St, Melbourne Vic 3000 433-455 Collins St — Environmental Audit (453m)
- Stage 1 Commercial Area Freshwater PI, Southbank Bvd Compri... — Environmental Audit (491m)

Consider contamination migration risk in site investigation scope.

## 7 Clause 4.6 Variation Assessment

### Varying a scheme requirement — planning permit assessment

Victorian planning schemes have no standalone "exception to a development standard" request. A discretionary standard is varied through the planning permit process itself: the responsible authority weighs the proposal against the relevant clause's decision guidelines, the purpose of the zone and any overlay, and the decision guidelines at Clause 65 — via a planning permit assessed by the responsible authority under the relevant scheme provision. A **mandatory** standard can only be changed by a planning scheme amendment under the Planning and Environment Act 1987 (VIC).

Standard	Value	Clause	Variation considerations
Maximum building height	9m	Clause 43.02 (DDO1)	Maximum building heights in VIC are typically set by Design and Development Overlay schedules (Clause 43.02) or zone-specific provisions. Exceeding a discretionary maximum requires a planning permit that demonstrates compliance with the schedule's design objectives. Mandatory maximums require a scheme amendment.

VIC schemes do not generally use a Floor Space Ratio control. Building density is regulated through ResCode (Clauses 54-55), the Apartment Design Standards (Clause 58 for buildings of four or more storeys), site coverage limits, and zone-specific maximum heights / setbacks. Variation from these standards is assessed via the planning permit process against the relevant clause's objectives.

## 8 SEPP Override Analysis

No Victoria Planning Provisions overrides apply.

## 9 DCP Guidelines

No DCP data available.

## 10 DA Analytics

### Recent building activity — 2020–2023, postcode 3000

Building permits

**5,530**

Residential permits

**505**

New dwellings

**35,504**

Dwellings demolished

**22**

Reported works value

**\$11.2B**

A net **35,482** dwellings added (new less demolished) over the window — a direct measure of how fast the local housing stock is growing.

Source: Victorian Building Authority building-permit dataset. New-dwelling counts are reliable from 2020 onward. VIC has no statewide DA-decision dataset, so building permits are the best available construction signal.

### Housing supply vs demand — Melbourne CBD - East

Approvals (12 mo)

**0**

Implied demand (12 mo)

**272**

Supply–demand gap

**-272**

Population growth

**+4.2%/yr**

This SA2 is **under-supplied**: dwelling approvals are running below the demand implied by population growth, with a 30.7% dwelling vacancy rate. A persistent deficit supports development feasibility and signals upward price and rent pressure.

Source: ABS building approvals + Estimated Resident Population (SA2). Implied demand is derived from population growth and average household size.

## 11 Regulatory Landscape

Regulatory landscape data is not available for this location.

# Appendices

The planning instruments and land-use permissibility this report relies on, reproduced in full as the legal reference basis. The complete defined-terms dictionary is provided as a free companion glossary (referenced below).

## A Planning Scheme Defined Terms

### Melbourne Planning Scheme — Defined Terms

The defined terms of **Melbourne Planning Scheme** are reproduced in full in a free companion glossary, so this report stays focused on your property. The glossary is shared across every report under this instrument and updated with it.

Download the full defined-terms glossary (PDF) → <https://zonedss.com/glossary/melbourne-planning-scheme.pdf>

## B Applicable Instruments

Type	Instrument	Description
planning scheme	Melbourne Planning Scheme	Primary planning instrument. Statutory controls for height, FSR, lot size, heritage, and land use permissibility.

**Sources.** Vicmap Property (boundaries, areas & dimensions), the Victorian Planning Provisions and planning schemes (zoning & overlays) and ABS Census 2021 (demographics). All figures are **indicative only and are not legal, survey, or valuation values** — they may contain errors and must not be relied on for development, financial, or legal decisions. This automated summary is general information, not professional advice; verify current operative provisions against Victorian Legislation ([legislation.vic.gov.au](http://legislation.vic.gov.au)) and confirm with Melbourne and a qualified professional before acting. © 2026 ZoneDSS.